



Brackenbeds Close, Pelton, DH2 1XH
2 Bed - Bungalow - Detached
£185,000

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Brackenbeds Close Pelton, DH2 1XH

REDUCED * NO CHAIN * WELL PRESENTED * RECENTLY IMPROVED INCLUDING RE-DECORATION & NEW CARPETS * MODERN SHOWER ROOM * ATTRACTIVE KITCHEN * SUN ROOM * PARKING AND GARAGE * PRIVATE, SOUTH FACING REAR GARDEN *

Presented to the market with no onward chain, this exceptionally rare detached bungalow is situated within a highly sought-after development. Having undergone significant improvements and being well-loved, this property is sure to appeal to a wide range of potential buyers. Set on a generous plot with a south facing private rear garden, front garden, driveway accommodating multiple cars, and an integral garage, it offers ample space and convenience.

Brackenbeds Close is a modern residential development on the outskirts of Pelton village, providing easy access to local amenities, recreational facilities, and schools. The town serves as an excellent commuter hub with convenient road and bus connections to Durham City, Gateshead, Newcastle upon Tyne, Chester le Street, and Sunderland.

Internally, the property has been fitted with new carpets throughout. It briefly comprises an entrance hallway, spacious and inviting lounge leading to a sun room, two generously proportioned bedrooms, and a delightful shower room/WC.

Early viewing is highly recommended for this property, which is anticipated to attract significant interest.

Please note: The sellers are currently in the process of purchasing the freehold, which will be transferred upon completion of the sale.









Hallway**Lounge**

19'0" x 9'6" (5.8 x 2.9)

Kitchen

9'10" x 7'10" (3 x 2.4)

Sun Room

9'10" x 9'6" (3 x 2.9)

Shower Room / WC**Bedroom**

11'9" x 9'6" (3.6 x 2.9)

Bedroom

8'6" x 7'10" (2.6 x 2.4)

Garage

16'8" x 8'6" (5.1 x 2.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Seller's are in the process of buying the freehold

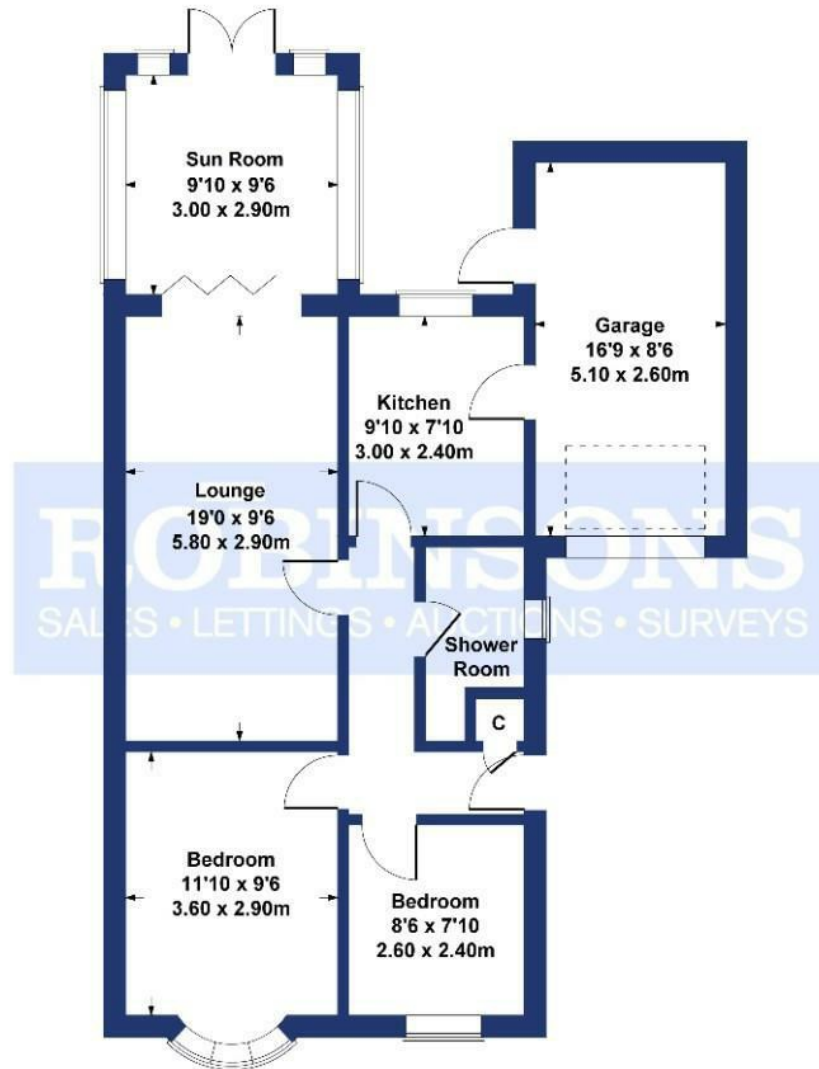
Council Tax: Durham County Council, Band C approx £1,959 pa

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Brackenbeds Close

Approximate Gross Internal Area
818 sq ft - 76 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			89
(81-81) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

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